

**Planning & Zoning Commission  
Milton Library – 121 Union St  
May 12, 2014 – 6:30 pm**

**Transcriptionist: Helene Rodgville**  
**[Minutes are not Verbatim]**

1. Call to order – Don Mazzeo

2. Roll call of members

Ted Kanakos	Present
Barry Goodinson	Present
Lynn Ekelund	Present
Mark Quigley	Present
Don Mazzeo	Present

3. Additions/Corrections to agenda

Don Mazzeo: Do we have any additions or corrections to the agenda, as published? Hearing none...

4. Approval of agenda

Lynn Ekelund: Move to approve the agenda.

Mark Quigley: Second.

Don Mazzeo: All in favor say aye. Opposed. Motion carried.

5. Public Hearing

a. Review and update of Town of Milton's Comprehensive Plan. This is the first in a series of public hearings to be held by the Planning & Zoning Commission.

Don Mazzeo: This is a public hearing this evening. This evening I'd like to welcome all of you who are in attendance and I was hoping, realistically, to see a lot more folks, however, that being said, we do have people here that are willing to talk to us, talk with us, talk about the Town and it's future. I would ask a couple of things, that if you have a cell phone to please turn it off, turn it to silent if that's what you're going to be able to do on your phone and depending upon the number of folks that we have to speak, we may need to hold the numbers of minutes for each of those folks to speak, so everybody has their opportunity. This meeting will last approximately two hours, so if we have everybody here speaking for 25 minutes, we would not get through this meeting, so if we have time we can always go back and talk a second round. This is the first of four currently scheduled meetings. We have already established Monday, June 9<sup>th</sup>; Saturday, July 12<sup>th</sup> and Wednesday, August 13<sup>th</sup> for additional meetings for Planning and Zoning review of the Comprehensive Plan. This information is and will continue to be posted on the website. This evening we're starting a journey and this journey, like all journeys, needs somebody to guide us and we are very fortunate to have two individuals who most generously volunteered their time and energy to take us through that journey called Comprehensive Plan Review. Sitting to my right is

Hal and Jocelyn Godwin. They, again, have generously donated their time and they're going to lead us through this journey. They are going to moderate these meetings with their background, history and experience and I will now turn the meeting portion to Hal and ask him to present to you and to all of us who are here this evening, his background as well as Jocelyn's, if she'd like to speak, as well; where they came from; what they're doing and why they're actually here this evening. Anyone who does wish to speak this evening, I would ask that you come to the microphone, plainly state your name and address for the record purposes only. Thank you.

Hal Godwin: Thank you Mr. Chairman. As you Chairman announced my name is Hal Godwin and my wife, Jocelyn. We both have a history in local government, as well as with the Town of Milton and I'm going to allow my wife to first explain her experience with Milton and others. Jocelyn.

Jocelyn Godwin: As some of you may know I've worked for the Town of Milton through the years 2000 – 2005 as Town Clerk and Town Administrator. I then left, went to the Town of Georgetown. I'm currently a planning administrator. I manage all the planning processes for the Town of Georgetown, so I do have quite a bit of experience in working with this topic. Comprehensive Plans are looked at daily in my role, though I'm hoping I can be a benefit to you and help you through this process.

Hal Godwin: Thanks, Jocelyn. My experience in local government goes back to 1987, when I was first elected to City Council in Newark, Delaware. I served there 11 years and then became the Mayor of the Town, which I served in that capacity for six years. During that 17 years of public service, we did three Comprehensive Plans in Newark and one thing that Newark does differently with their Comprehensive Plans is they don't hire an outside consultant. They do it internally. Now the reason for that is that there are a large enough city to have staff that have the experience and the education to do this properly; but when I moved to Sussex County in 2005, to take on the job of Milton's first Town Manager, Jocelyn and her staff had just recently finished the 2003 Comprehensive Plan for the Town of Milton. As they hired me as the Town Manager, I went through this plan, of course, along with the budget, to learn about the Town; how it worked and the Comprehensive Plan at that time and as it still is today, I thought it was a very good order. It was easy to read. It was easy to understand and it had all the information that it needed for a person like me to move into the town and understand a lot about the town; so that's what a Comprehensive Plan should do; one of the things it should do is to help people who don't know Milton, understand what Milton is. I worked here for a year as Town Manager and the Sussex County Council decided they wanted me to work for them, so I went to work for Sussex County and one of my first missions when I was hired, was to redo their Comprehensive Plan. It was about a two-year process for 2006-2007 and we finally got the Governor to sign it and certify it; and while I've never had a job with a title Planner, I've done a lot of administrative and planning work in the field of local government and land use and zoning; so while I'm not a Certified Planner and we have access to one, to double-check everything we do; we're going to try to lead the process through in a fashion that will get it done completely and have it ready to be certified. One of the things that I wanted to talk about is that Robin provided some copies of a list. This list that we have here is a list of all the issues that should be reviewed during a Comprehensive Plan Review and Update. The items that have a check in the box to the left hand side of the column are issues that the

State requires us to address. Now the State doesn't tell us how to address them, just address these items and include them in your Comprehensive Plan. The other items that are not checked are items that the State recommends that we may want to take a look at in our review, and if we want to expand on them in our Plan, we can do that. About a month ago, Robin and I took your current plan, through what is called the PLUS Process. Preliminary Land Use Service is what PLUS stands for and in the State of Delaware a PLUS Review; developer's have to do this; towns have to do this with Plans; is you sit at the table with your Plan and you've circulated it to all the State Agencies: DelDOT, DNREC, the Environmental folks, the Historic Preservation folks. Every State Agency takes a look at your plan. Be it a Comprehensive Plan or a sub-division plan for new homes. In any event, this review then gives you a lot of input as to what each department thinks of your plan. So we have those comments and I think Robin has distributed those, as well; they were on your table tonight, along with a map and these comments tell us, again, they explain to us the things that we absolutely must do in the Comprehensive Plan and a list of suggestions. Robin was also good enough to include a map, so you have a map to refer to and in the PLUS comments; again, there's a designation between have to do and may suggest you do; the one item in here that we absolutely must do and it's mentioned in both statements, is that we must now that this town is over 2,000 population; we must do a Source Water Protection Ordinance. Now what we will do in the Comprehensive Plan is we'll note that; we'll cover it in our environmental study and we'll turn that over to the Planning and Zoning Commission to forward on to Town Council. Mayor and Council will be the ones that are required to adopt this Ordinance, but it's designed to protect your public drinking wells. Sussex County has one, which I help to administer that one back in 2006 and Lewes has them; any other town in the State that has 2,000 people or more, has to have one of these ordinances, so it will be really easy to model, real easy to compare and we'll fashion ours to fit Milton, as you describe. I wanted to point out in the list of comments that PLUS gave us there's a long list of issues under DNREC that are not required, but they do stimulate a lot of thought. So you might want to read through that carefully and we'll talk about that either tonight or at a future meeting, but the environment, I think we all agree is a very important issue that needs to be spelled out of what we expect, how we intend to protect our environment and then we'll put that in the plan. That said, I want to move over to this little chart that we have, because whenever you're doing planning for a town or a county, the plan will be driven by how many people we're going to serve, so we need to pay a lot of attention to population numbers and how we think the population will grow. Robin's been good enough to provide a list of all the opportunities to build new homes in Milton and it comes to a little over 1,300 lots that could have a new home built tomorrow. They don't need any approvals. All they need is a building permit. They've been zoned and they're through all of the approval process, so there's roughly 1,300 opportunities for new families to move to Milton, without any approval from the Planning and Zoning Commission or from the Town Council. So we have that to think about. We've shown a considerable growth over the past 12 years. In 2000, the U.S. Census showed 1,657 people and every ten years when the U.S. Census is done, that number is a solid number. There's no guessing in that. That's the real, hard count, so in 2010 the U.S. Census was 2,576 for Milton. Now how do we get a number in 2012, when there was no census? The Delaware Population Consortium is another organization that I belong to and I serve there with a few

people that know a whole lot more about this, than I do. One of the fellows who is also a professor at the University of Delaware, he runs the demographic department at UD, Ed Ratledge. I talked with Ed today and he gave me some formulas that we can consider to grow the population out, with some accuracy through 2025; some formulas to use. If you look at Milton's history, you'll see there's really not been a consistent growth. It's been kind of up and down over the last 50 years and that's to be expected. Different things happen in the economy; wars and things happen and the population goes up and down. In this Comprehensive Plan what I've heard from those in the town that I have talked with so far, they're discouraging us from doing a patch job and sending the plan back for recertification. What I've heard is that the Town would rather do a complete overhaul, or at least a complete update; the State calls it an update. That will require us to go through every element of our Comprehensive Plan; think it through carefully and rewrite it. I'm prepared to do that. We're prepared to do that. We're going to need the Planning and Zoning Commission to help us with that and we're going to need you to help us with that, because as we do the details, we're going to need your comments. Because if it doesn't fit you, then it doesn't fit Milton. This is an exercise in community. I want you to understand, there are no wrong answers in this process. Every great idea that comes forward, might not make the plan, but we're going to try our best to get all the good ideas into the plan; so don't be shy with your comments. Population again is very important, because as we move forward in the process, which will take several months, we're going to hear from DelDOT; I'm going to schedule at one of these meetings, we're going to have the officials come from DelDOT's Planning Office and let them tell us, well if you're going to grow your population at this, here's what we're going to have to do for the roads. I have a couple of volunteers that have offered to come from DNREC, Susan Love who is the Administrator for Sea Level Rise, which may have an affect on the river. She's offered to come. Ed Lewandowski who chairs the Sustainable Coastal Communities Initiative. Ed used to work for the Center for the Inland Bays, so he knows this area and the environment real well; he's volunteered to come talk with us. So we scheduled four meetings so far. We can have more, if you want, but I would like you to have an opportunity to interact with people who I would consider to be professionals in these specialties, the environment, traffic, those kinds of things, so that we can bounce our ideas off them and as we write the document, have their assistance. Jocelyn has done some study on the demographics. I've always been fascinated by demographics, because they tell you who your neighbors are; how many people are over 40; how many people are tall; how many are short; males/females; education; income and all this kind of stuff. I've always found demographics to be an interesting study.

Jocelyn Godwin: I can share some of it. Some of the numbers that I was able to find today, fairly quickly, was the median household income currently and that is set up as a number that's between the year 2008 and 2012; the total amount is \$42,106. So just keep that in mind as we go forward in this process. That is a 30% increase since the year 2000. So that's pretty good. The median house price is up to \$242,600 and that is strictly for the Town of Milton. That's not the outside zip code. That is the town limits of Milton. Median family income was also addressed, separate from individual, per capita the individual income was \$25,040 and one of the items that I thought was interesting is I looked at the income, other than just regular earnings from a job, a paycheck and it talked about interest, dividends, rentals. It said that 18% of the income coming in was coming from that piece of potential

income. There was Social Security income, which came to 39%. Public Assistance which was 5.44% and then retirement, which was 30.28%, so that kind of gives you an indication as well of the age essentially of the population that you're looking at. As you're getting higher into the percentages of retirement income, Social Security. One of the numbers that is a concern always, is of the population 15.44% of the people in the Milton area, are considered in poverty. So that's something to keep in mind and think about as we go forward and look at our Economic Development ideas. Town, strictly the Town. That was about it as far as the actual numbers from USA.com. Everything that I pulled from the census looked at the numbers as far as the sex and age of the population. We have all those numbers and what we'll do is pull that together and present to you a comparison between year 2000 and year 2010; for the census information, so that you know how the population is changing. The only thing I can tell you quickly, that I noticed that there are definitely more women than men. Looking at the key numbers that were given in the Comprehensive Plan originally for 2010, it looks like there's definitely some shift in the population and the type of people that we have, so it's going to be pretty interesting to look at and look at the numbers. The other piece that I was looking out was housing occupancy. Total housing units right now is 1,340; it looks like out of that number 239 are considered vacant housing units, so that's a concern. That means they're probably on the market. Why is this shift happening? How can we address that and try to help it? Renter occupied housing units, we were up to 441; so it's considered 40% of the occupied housing units. I can just tell you that in comparison to Georgetown, that's actually less; so that means that you have more homeowner occupied homes, which is a good thing, I think. So we'll get more information to you on that and if there's anything in particular you're really interested in, just let me know and I can make sure I include those numbers in that.

Hal Godwin: I may have failed to give you the formal number on the plan; this is the 2015 Comprehensive Plan. It will be approved and certified by the Governor's Office next year. So we have plenty of time to work on this. But what I would like to propose, if we're going to do a major overhaul of the plan, let's make it a 10-year plan; you'll be required by law to update it in five years. That's where we are now. We're only required to update this, but I think we're going to do a rebuild instead. But we're going to be looking out to 2025. Sometimes that takes a kind of stretch of the mind to do that, but all the projections and things that we're going to look for is what will happen to Milton; how will it grow; how will it change. I keep using the word "growth". Some towns don't. There are towns in this County that the population changes a dozen people, maybe. It just doesn't change. That depends on what the people of the Town want to do. You have lots already approved for growth, but some towns decide not to. Anyway, I have two other maps I haven't explained to you. Next Tuesday, your regularly scheduled monthly Planning and Zoning Meeting, I'm told that your planners have nothing on the agenda. So I checked with Sussex County's Planning Director, Lawrence Lank and he's available and he's going to come next Tuesday evening and answer questions about the surrounding area, because talking about your growth zone and your annexation areas and all that, is very important this time; because if we're going to grow the boundaries of the Town, we need to do that in a very careful manner. Anyway, Lawrence will be here next Tuesday and this map is more a map of the Milton area. The center gray area here is the town limits and the brownish red area off to the west/northwest, is mostly the Elizabethtown annexation and I know there are questions



about that, so Lawrence will be here to explain to you how it was zoned; how it's been subdivided; what the density is; all the questions I'm sure you'll have about that particular piece of land. This map is the same as that, only it's an aerial shot, so you can find your home on that map if you want. It doesn't necessarily have the Town boundaries on it, but you can kind of pick them out and it shows you empty fields and streets and rivers and all that stuff, so I wanted you to be able to get a visual, with that map and this is the actual map that has the property lines laid out on it. I'm not going to stand up here and talk all night, so it's your turn and feel free to talk about anything. I said we're starting with population. You don't have to talk about population. If you want to talk about something else, we're going to be keeping records of all these meetings and try to filter through all the comments and then we're going to start generating a document and this is just my perception. In the beginning of your Comprehensive Plan, it appears as a pretty complete history of Milton. I don't know that we need to make very many changes. The history seems to be accurate. We might cut and paste that, for the most part and then start from today and move forward. So portions of the document today I think will fit tomorrow, such as the history section, but as we start developing amendments or possible amendments to the document, the Town's going to put the up on the website, for everyone to see, read, review, make comments, so that you can come to the next meeting or you can stop in Town Hall or wherever and make a comment about where we're taking the document. This document, by the way, is the Planning and Zoning Commission's Comprehensive Plan document. It doesn't belong to me. It doesn't belong to any of us that are working to help. It's your plan that your Planning and Zoning Commission endorses and they're going to endorse that with your help. Then when they're happy that they've got a complete plan; it does everything that the Town wants; they will forward it on to Town Council for their consideration. It will get another layer of public hearing and public comment at that point, before the Town adopts a final document and sends it to Dover for the Planning Office and the Governor's Certification. So that's how the process will work, but as we think about all these things, we've got to talk to DelDOT, we've got to talk to the Town's water system, we've got to talk to Tidewater, who does your sewer. We've got to talk to all these people and develop a document, so we're not going to develop a document in a vacuum. The Planning and Zoning Commission and I will write it up and then put it online for you folks to read and review. It's your microphone, who wants to talk? This is a first. I've been to a lot of Milton Town Council Meetings.

Alex Donnan, 103 Pond Drive: I'm not a Delawarean at heart, but I've been here for nine years now, so I'm getting there. I know I'll never be one of the real Delawareans, but that's okay. Just a couple of quick comments for starters, that I think are very important. It seems to me if you're going to plan anything the population growth is the first place you've got to start from. You want to know how many people are coming, to try to decide how you're going to use land; what land should be potentially acquired; perhaps what do you really want out of the town; what kind of industry you may want to focus on? I happen to be on the Economic Development Committee and we're struggling for two years trying to figure out what we want to try to do with this town and what can we bring in? It's very difficult. Part of the problem is population. If you've got a small population retail is the biggest single impact. If you don't have high population, retail suffers, because they need bodies walking by their place every day in the week, if they're going to have a thriving retail business. So population should be driven right up front, I think and laid out as best we

know how, so we can begin to see... how many people are we going to have in 25 years, or even 20 years, or even 10 years or whatever number of years we want to focus on? The other aspect of it is roads and DelDOT. I have current experience with DelDOT, totally unhappy and the Department of Tourism, very unhappy; we're trying to get signage in Town; we got a grant to get signage; it took five months for them to figure out that we weren't in sync in terms of what an attraction was. So working with these various divisions, is a big chore all by itself; because I'm not impressed with the way they act, the way they respond. When people take five days to get back to you, just to answer a message you left on someone's phone, I'm totally unimpressed. I was in industry for a long time and I'm just focused quite differently and I think most people would want to go that way; not get no answer and no response, so those are the comments I have for now. I'll have more later.

Hal Godwin: Thank you.

Jeff Dailey, 211 Gristmill Drive: One of my concerns is we don't have a whole lot of reflective time. If we have a year, that's great in my opinion for all that has to be done. But by reflective time, we are not necessarily reinventing the wheel here. We are a town like a million towns across America and around the world. Reflective time is time where you can look at other towns. Towns that 20 years ago were at the same crossroads that we find ourselves now and we could look at that town and say what did they do? How did they grow? And anybody that goes on the Internet always sees that Best Places to Live in America; Best Small Towns in America. Well I happened to grow up in one of those towns and it still is referred to as the New Hope of the Midwest, so I'd like to see us setting our sights on finding towns that we can identify with; finding out what they did; but a concern is that there may not be enough time to undertake such a project and Mr. Godwin if we're projecting out 10 years, as you suggest, because we have to revisit it by law every five years, that's great. But again, I personally wish this process had started one year ago.

Hal Godwin: Mr. Dailey that's a great comment and I'll tell you, the one good thing about a Comprehensive Plan in the State of Delaware is that we don't do them in stone. So if three years from now you say we need to make a change, you simply fill out an application; you make reason of your change request; it goes to Dover; and the plan gets changed. So Comprehensive Plans are changed all the time. Usually it's for a rezoning purpose or some land use purpose, within the Town limits, but there are other reasons to change it. So I would say that you're absolutely right, this should be a living, breathing document. It should move with the town and grow with the town and change with the town and if you come up with some ideas that we need to take a look at, but you forgot to get it in before the plan got done, we can change the plan.

Jeff Dailey: I'm very glad to hear you say that. One thing that I would have appreciated for tonight's presentation, maybe this can be done at a subsequent meeting; I would like to know, even if on paper, the bio, the background of the planner with Pennoni Associates and I'd like it even better, if he could join us and offer what his credentials are and how he sees himself fitting into this planning. I know that there's a price tag associated with Pennoni Associates and that professional planner, but still, we didn't hire a planner. We have a wealth of information and experience in you two; in both you and your wife; but I would love to get acquainted with that additional resource.

Hal Godwin: I think you're right on the mark. I always support people with the right credentials and he has the credentials and I am not AICP; while I'm studying to be, I'm not

there yet. A Certified Planner is required to sign off on this Plan before it goes to Dover, so we're definitely going to have to engage someone, be it Mr. Tom Osborne from Pennoni Associates. I looked at his credentials and I think he'd be a perfect person to help with this process. If there's any way we could eliminate the charge of having him here all those hours, that's what we're trying to help you with.

Jeff Dailey: Alright, well thank you very, very much and thank you for being here.

Hal Godwin: You're welcome.

Ellen Passman, 305 Federal Street: As always, I just jumped in with two feet. I've been having a discussion with just about everybody in this room for the last 13 years that I have been a Delawarean about what to do with this town. We have such beautiful bones. We have such incredible talent; people who have been here and never left; people who have come in; the range of age groups; Dogfish Head bringing in a younger group; professionals; we've got fabulous retirees. We have redefined the Town and we have sat in Irish Eyes over beer, over wine, over nothing, over a picnic, over Horseshoe Crabs trying to figure out where we're going with this Town. I'm an arts person. You guys know that. Arts can also mean money. Light industry. We can do it all. I come from Chicago. We invented planning a city, so I am all for this process; because this town, as we all know, has rolled over and played dead on any number of occasions in the last 100 years; possibly 200 plus. We never, ever need to do that ever again, because we are way too smart. There are new people. We're in the 21<sup>st</sup> century. Professional, interesting people can be here and work on the Internet. We need affordable housing in this town. We need it for small families. We need it for the lady who has no corporate, educational or any kind of stipend. We need it for people. We can all be here together and that is the strength of this town. We have such incredible imagination. We can do something with that waterfront that will knock people's socks off. We don't need to study for another damn year; every one of us has been looking at towns for the last 20 years going well we could do that and maybe take a little bit of that; and that looks good. No, we're not doing a chain link fence without panting in front of it; or something that every decision we make and we don't have to make a lot of them. There are traffic jams in Washington, bigger than our population. We should be able to do this, ladies and gentlemen. So whatever we come up with, we have a rainbow of possibilities, nothing has to be mutually exclusive. We've got the retain possibilities, the restaurant possibilities, we have Prime Hook in our front yard, we've got birder's, everything. So I'm sure my three minutes are up, but thank you.

Hal Godwin: Thank you, Ellen. I knew I'd get some exuberance out of you. I appreciate that. Get some energy going here.

Bob Howard, 217 Chandler Street: I've been struggling with Economic Development Committee for the past 4 or 5 years, but I'm not speaking for the Committee tonight; this is my personal observations and questions and I've got three. The first one involves vision. When I first started working with the Economic Development Committee, I looked at the Comprehensive Plan to try to figure out what the vision for the town was. The Committee has struggled off and on over the years and we've written a vision statement, at least three different times. They all pretty much say the same thing, I think, but I think it's important that we be aligned with the vision of the Comprehensive Plan. I couldn't find one when I read the Comprehensive Plan. I hope that when we get done with this revision of the Comprehensive Plan, people will be able to read it and say this is what the Town of Milton



wants to be in 10 years. This is what we see our future as being. I don't find that in there now. It may be that I'm not a good reader, but hopefully it will be there when we're done with this process. The second one is kind of a mundane point, but I just have a question about how we go about it. I noticed this is an issue that's dear to my heart; it's my own economics and I won't bore you all with taking much time to say it, but the boundaries of the town are not clear to me. We have a map in the package that was handed out. It's got different boundaries than are on the chart on the wall. Hopefully this process will identify clearly what the boundaries of the town are and they'll be well defined in one place and we'll know what they are. The third thing I wanted to comment on was you talked about making population projections. I think the vision of where the town wants to be and what we're going to grow into, needs to also take into account what the age distribution of that population is going to be, because I see the town growing older and I think a large part of our future is going to be involved in servicing the retirees who are moving here. A large part of the population that's moving to this town and filling up the developments that are half full right now, are retired people. That's it.

Hal Godwin: Thank you, Bob. I'll say that you're absolutely right. Sussex County, Delaware is graying faster than most other counties in the country. Our average age keeps increasing every year and you're right. We're going to be in business serving retirees; that's why if you look around the county, at most all the towns, including the County, you look at these unemployment rates and you say oh my Lord; all those people are unemployed. Yes, they don't want to work. Yes, we have a skew in unemployment numbers, because of who lives here. So you're right. We do need to think about who will be living here in 10 years and beyond and how to service that population and the calculation... I made a rough calculation this afternoon at work after talking with Mr. Ratledge at UD and it looks to me like the 2025 numbers will be well over 3,000 people. There are some projections that take it to 5,000; I'm not sure I buy those; but there's a formula that Mr. Ratledge shared with me that should put us pretty close and that was, basically, to take the projection that he has done at the University of Delaware for the entire county and then factor out what that percentage is each year and apply that percentage to our number. Now that's just simple math; but he said, probably, Milton will grow a little slower than that county average; just a little bit. I need to share with you Mr. Ratledge has been projecting population numbers for the State of Delaware for 30 some odd years. He's going to retire next year and I think we're going to have a real void as to how to do this. Part of what the Consortium is doing now, is trying to figure out, do we hire a consultant; do we try to keep it in the University of Delaware; do we move it out into it's own entity; so the population consortium has been a very valuable asset for towns, counties, the state highway and everybody that services the residents of Delaware; so I'm going to use Ed's numbers as a recommendation for you when we get to that point to grow this out to 2025. I'll try to make those calculations make sense. If we find information that disagrees with it, we'll use that, but I think that we should count on this town being over 3,000 people, which really, if you look at the numbers, the growth here in 12 years and we're thinking about 10 more, that's really not out of proportion; that's probably slight for what we've seen in the last 10 years. So population is important. It drives everything.

Don Mazzeo: Let me interject one thing. Your observation that the Comprehensive Plan seems to lack a vision statement is probably as astute as any other statement that you have

made in many, many years. I could not find one either.

Hal Godwin: We're going to fix that.

Elliot Whelan, 205 Heritage Boulevard: I never lived in a town proper before, so I'm trying to wrap my head around it and maybe the Comprehensive Plan will explain it; what advantage it is to be a resident in the town limits vs. outside the town limits and what the taxes that one pays in the town limits, offers that you wouldn't get if you lived in the community right next door. So if people are going to move into the town, that should have a benefit of being in that town vs. outside the town.

Hal Godwin: I agree with you. I moved here from Newark, as I said I lived in the city limits and loved it; could walk everywhere and there are so many community benefits that people who have never lived in a town, don't really get, but one of the biggies that comes to my mind is the value of your property has more insurance living in a close knit community, than it does out on some back road, because if you're out on some farmer's field; he cut out a lot and sold a lot; and you're there on the edge of his farm field, you don't know what's going to be around you and 30 years from now it could be something very ugly. So there's one big benefit. Your property value will grow more consistently. In the corporate limits of a city or town, or if not that, a major sub-division, because you don't have to worry about something really strange being built next to you that way. You're right. I agree with you.

Virginia Weeks, 119 Clifton Street: Coming to this meeting, I decided to take a couple of minutes and write down some things that to me were the most important things, about living in Milton and what I would like to see done with it. First and foremost is that as was said, we don't have a vision and that's become apparent in this year, because there have been a disconnect between the Council, the Town; the Town and Boards; and people don't understand processes and I think that it's important that we develop some core values that guide us now and in the future as to how we develop and those core values are the basis for a vision. That said, that was my first point. The second point is the river and the most important thing to me about the river is to get Tidewater off it. I think we need to enter into a discussion (I'm reading this into the minutes, so you guys know what I gave them) with the Army Corps of Engineers on flooding issues; we need to make access to the new flood maps that have recently come out; public and easy to get to for the resident's. We need to form a partnership with the University of Delaware for the preservation and promotion of the river and monitor the health of the river. Any development along the river, should include a 20' wide right-of-way, deeded to the Town, and that this would be used for a river walk, in the future, but will also be part of the development's required 50' setback from the river. That a focus on recreation availability. I think that on Front Street we should develop a new canoe and kayak launch on the river, with parking perhaps on Public Works land, right there. It seems to be vacant most of the time and remove the launch from behind the library, giving the town additional town parking. We need to start a feasibility study of walking and bike paths along the Broadkill, from Milton to Lewes, with passive recreation centers. In the Town Center, which is my next point, we need to recognize the paramount importance of the Town Center and the Historic District, because without it, we're just a sub-division. Address the flooding and mandate the town to work on this issue with both Federal and State Government towards a solution. I cannot imagine that the original founders of Milton built the downtown in a flood plain. At one point, it couldn't have been a flood plain and so what do we need to do to help prevent all the flooding that takes there;

because if I were a businessman, I don't want to put a lot of money into something that's going to flood. Increase the Town Center to include Front Street and not to cross over Mulberry Street. Place all Town Center buildings in the Historic District. There are buildings right downtown that are not part of the Historic District. I don't know who they knew when the Historic District was done, but there are buildings downtown that are not in it and they're core key areas of downtown. Also, on the future wish list, make Wi-Fi available to the downtown area to attract both resident's and visitor's to linger downtown. The Historic District, declare the importance of the Historic District in the future of Milton. Mandate it's preservation and protection with stronger guidelines. Make public and easily accessible University of Delaware study of the District and it's expansion. Incorporate all Town Center buildings into the Historic District. Large Parcel Development, remove the LPD from Milton's zoning. Down zone Sam Lucas and Dr. White's parcel to R-1, single residence. They may apply for more dense zoning when they are ready and in our growth area, review all the zoning designations in the growth area map. And one of the important reasons I said that is in 2010 when we did... We did no update in 2010. We had about 50 pages of population and stuff. We did nothing in 2010. We didn't even have time to do maps. But one thing we did do was say in the growth map, would you please correct the inadequacies. Where Elizabethtown is, since I've been here, since you were Town Manager, it has been zoned mixed commercial/residential. It doesn't exist in our zoning ordinance and that's gone on for 15 years. That's it. That's not good. Thank you.

Hal Godwin: Thank you very much. I think you've lifted out a number of important issues that we need to work through. As I mentioned you talked about the Elizabethtown, the Elizabethtown area is zoned by the county. That's why it's not compliant with the town's plan.

Virginia Weeks: But it's in our growth area, it is there. If you look at the map your folks gave us, it's mixed commercial/residential.

Hal Godwin: That's why I would like to have a big discussion about if you annex in, where your growth areas around the town; if you should annex it, how would you want it to be zoned. That's a very large discussion that needs to take place, so that the Town has it's own growth area map, with zones already on it; like you're suggesting, I think.

Virginia Weeks: Agreed, but I also remember when Elizabethtown came before the County, one of the reasons it was approved was they said, oh look, Milton wants that density there. It's in their growth map and we didn't. Thank you.

Hal Godwin: You're welcome. Okay, those are some of the big issues we need to work on. Someone else have comments?

John Oates, 115 Arch Street: I'm a little confused with the fundamental population numbers that are critical to going forward. We're looking at a 50% increase from 2000-2010; we're going from 1,600 to 2,500. These numbers seem to be pre-boomer numbers. If boomers are 46-64, as my wife and I are discussing all the time, it would seem to me that that population growth of 50% is exactly what I just called it, a pre-boomer number. Now you guys are the experts. I'm sure you've taken into consideration the boomers say retiring as early as 64; based on those numbers, a 3,000 projection for 2025 would seem conservative to me.

Hal Godwin: I agree. I just threw that number out but we're going to have to focus on how to formulate those projections and we're going to need some assistance to do that. I spoke today on the phone with, as I said, Ed Ratledge from University of Delaware. I also spoke

with Dr. Jerome Louis, who is in charge of the Institute for Public Administration. He's offered us some help and we should see one of their members. I believe Marty Wallace is going to come talk with us about some of those figures, but University of Delaware and the U.S. Census Bureau are the best places I believe to get the population figures. We have these as solid numbers, but how we grow those numbers out and try to hit it close, I think you're right. We really need to think through where the people will be coming from and who they'll be and you're right about the baby boomers; but that's part of the attractiveness for in migration into Milton as a great place to retire. So you're going to have baby boomers moving in, faster than they are dying off, for several years. So I really believe that you're going to see the Town growing. The fact is the fact. I think you're going to see more folks my age and your age moving here, because of what we have to offer here in Milton. So, I think the 3,000 number is small. I think you're right. We're going to have to get some expert help with that. We're not going to take a shot in the dark with that one. There are a number of other items on this list that the State requires us to work on and I heard affordable housing mentioned; that's one of the things we have to address. Then there are other issues with an annexation plan and redevelopment strategies and community development; physical conditions of significant natural features. You've mentioned the river. The Broadkill is a tremendous asset for this County and we really should be able to capitalize on it's presence and the things it offers and I don't want to speak for Tidewater, but I know when I was here, DNREC was on the verge of reducing the TMDL on that permit and that was back in 2005.

Barry Goodinson: Could you just spell out the acronyms.

Hal Godwin: I'm sorry. Total maximum daily load (TMDL). It's a DNREC environmental figure and what it means is, it's the total of they call it nutrients that we're loading into the river and the nutrients are Nitrogen and Phosphorous and a couple of other items that are included in a TMDL, for the TMDL is how many tons of that are we putting in the river every day or every week. So there has been an effort to reduce the TMDL and it goes back to 2005-2006, because I was working on that when I was here. I know that when Tidewater bought this plant from Milton, I believe Mr. Esposito said that they would be able to maintain the permit in perpetuity to discharge into the river; I'm not sure that's still the case, but we're going to have Mr. Esposito come talk with us one night, because I want to address utilities. Once we have this population number, we need to figure out how we're going to serve those folks, so we need to spend some real time on water and wastewater and stormwater and really think about how we're going to plan for those services and those management issues. Community characters on here, historical culture. I know that we have a good resume in the plan, but with Ross McCabe, anything we want to know, we just go ask Russ. So there's a long list of things and community character is one of the big headings in the list of requirements, so we've got a lot of work cut out for us. The Environmental Protection Plan now, Virginia Weeks mentioned flooding and I would tell you that in my experience, I believe the Army Corps of Engineers started managing flood maps in 1968; so anything that was built before 1968 absolutely got no regulation and I know this town was built before 1968, so it may have been that while there was a service station down in that empty and all the stores and soap shops and maybe it didn't flood as frequently because of sea level rise and the other changes in the environment; the climate change and whatnot; maybe it didn't flood as frequently and it wasn't as big a deal; but I've heard from those

who've lived here all their lives, tell me oh every once in a while it flood; every few years we get a big storm and it kind of floods and we've learned to live with it. The regulations that are now in place require you to bring your floor elevation up on a new building to the flood area, or above it. So there are regulations now to prevent building in those areas, but it doesn't stop you from building altogether, you just have to build it up higher and if we have Susan Love come talk with us about sea level rise, she doesn't talk about trying to control it; because I don't think we can. She talks about how to deal with it. Do you raise your house? Do you move back? Do you let it go into the ocean? I mean, what do you do about seal level rise? I don't know that anyone yet has a formula, unless we figure out how to refreeze the polar caps because that's supposedly where the seal level rise is coming from. What I would like to propose is that we cut these meetings up into blocks and we'll have one night will be DelDOT; one night will be the environment; one night will be utilities and just as I said that, we've used up the next three meetings. So we're probably going to be scheduling more meetings than the four that we have scheduled, because it sounds like there's enough interest, just in this first meeting; that we really didn't dig down deep on some of these issues. I would recommend that we get the experts here to help us to do that and then we can come up with ideas and solutions that will address Virginia Weeks ideas. Your list was excellent by the way. That was an excellent list. I'm glad you wrote that down for us. Thank you. I know that there are others here who pay close attention and that's why Milton is such a great place, because a lot of the people here are paying attention and I've heard Jeff Dailey say how come the left doesn't watch the right and there was a meeting when he was talking and I wanted to stand up and say something, but I didn't, because I think you're right on. The mission statement and our management plan, all those things need to be in place, so we know who we are and where we will go when we grow up. The comments that I've heard from Milton in the 8 or 9 years that I've been around here, have all shown that this is a very conscious community, well educated people who really want to get it right, because it's a great place to live. So that's what we're here to do.

Barry Goodinson: Can I just ask a question? I loved Ginny's list and then I think some of the things that are on the checklist are very specific and I'm just trying to figure out how we take those action items and assign them to our process. So I would love to have one particular meeting assigned to a particular topic, but then have that publicly announced well in advance, so people can start thinking a little bit about this, creating their own list, specific to that topic and then come prepared with very, very specific ideas about that particular topic. If the announced topic is the riverfront, then people can think really clearly about how they envision the riverfront and come with very specific ideas and we can do the really hard work, focused, so we don't get distracted during the course of these meetings and start talking about a bunch of other things. I'm just wondering about process. Would you come back to us and say next Tuesday we're meeting and the topic is going to be X and then I could send out a press release and tell people that that's what we're going to be focusing and it could be on the town website. We could send it through all the various distribution circuits that we've got and then continue to do that on an ongoing basis, so people know... because not everyone's going to be interested in everything, but people can come to the meetings that they have a particular passion or expertise about and really focus on that and then we can walk away having focused on the river and then the next time it could be downtown.



Hal Godwin: Commissioner I think you're right on the mark and that's why I took the liberty to suggest we hear from Lawrence Lank on Tuesday night, because population, step one; growth areas, step two; and Lawrence can answer a lot of questions about the area outside the corporate limits, which will give us some ideas as to what's been planned and what hasn't been planned. I just took it upon myself to offer that as a next thought, but you're right. I think if we designate each meeting to be on a specific subject and if we can fairly much keep it narrowed to that one subject, we'll get that subject dealt with much more thoroughly, like you suggested. I would agree.

Jeff Dailey, 211 Gristmill Drive: I like Mr. Goodinson's suggestion. The problem is that when you isolate one topic, it's going to flow into other topics and so it's so integral. You talk about one corner of a room and there are three others and you have to acknowledge them; so it's difficult to do it that way, but for the record, there are a couple of other things that I wanted to mention that weren't mentioned. The analogy to buying a house, an acre of farmland and plopping a house on it, and Mr. Godwin you pointed out that you don't know necessarily what will be built next to you. Yes, the County has a Comprehensive Plan, but let's face it, Sussex County is not known for good planning; either for tomorrow or 10 years from now; but hopefully that will change. But you do that, but the same problem arises when you buy in a town. Not so many years ago, the property that is referred to as the Baker property, underwent a rezoning. So on our western shore, so to speak, Route 30, we could have pretty heavy industry and I don't care if you call it Light Industry, it's pretty heavy industry. On this page listed Active Sub-Divisions and Developments; in the last Comprehensive Plan there was contention over rezoning the large property on Lavinia that is being used as farmland. It's near the neighborhood of Wagamon's West Shores and right now the truth is that we're indicating to the County and to the world, that we would welcome a big box store there. But that's from the last Comprehensive Plan and I think we really need to revisit what was maybe not in our town's best interests in terms of what town we'd like to see 5, 10, 15, 20 years from now. In the vision thing and a mission statement, we talked about geographic attributes, such as the river and two very large hills; one being at the top of Union and one being at the top of Federal. It's not necessarily totally flat in Milton, which is wonderful; but we need to emphasize that this town is just close enough to the beach resorts and the year round enterprise of shopping on a dime, as well as just far enough away so you don't have to be embroiled in that and location, location, location and I think that really needs to be in the mission statement, in some way, shape or form. I know it's in here about industry, but we need to look at tax base. If you look at Milford, huge tax base; plus it's technically because of it's location, mileage-wise to Dover, it's a bedroom community, so they have people commuting from Milford to Dover for higher paying jobs; a larger metropolitan area, plus they have a tax base that we will never; I shouldn't say never; we will probably never experience here. The same is true for Millsboro. We read about all the contention over the new chicken plant, where the pickle plant was, etc. We don't really have those issues. We have one large industry the Dogfish Head Brewer, which hopefully will forever and a day practice a good neighbor policy, but we need to look at our tax base. I think the Mayor knows better than anybody that we're hoping that people buy houses in the town limits, because then we get tax revenue and we get that lovely 12%, so that needs to be looked at. The State Study, I think it was a State Study or maybe Federal, as to how many baby boomers are supposed to wash into Delaware, I think that really does

need to be looked at, revisited and it may impact our population and our growth; especially if we are promoting ideal location. In terms of big cities to the west of us, as well as the tourist attractions just 12 miles away. There is a disconnect still between Planning and Zoning; and I'll stop in just one second; and our Town Council and in this process, or in a future time, we've got to look at this. We have Planning and Zoning making decisions; pardon me, recommendations; their recommendations come before Mayor and Council and essentially Mayor and Council rubber stamp them. This is not working for our town. It has not worked on any number of occasions. Whoever the powers be, that can look at this and make the adjustments, it's got to be done. The best example would be the sale to Dogfish Head, in my opinion, of a large parcel of Cannery Village to an entity, Dogfish Head, and I love them; but they knew for ten years that they were not going to be able to expand on that property. Now, I'm a homeowner in an Homeowner's Association neighborhood in Milton and I have facilities that a far lesser number of homes have to support; so that means more money out of my pocket and in truth, the State mandate says that the greatest number of people harmed, by a decision such as the sale of that property, should be taken into consideration. A business enterprise won, if you will; while 180 some homeowner's lost. There are countless other examples and anyone in the audience can help me, because I know you know of them. But this disconnect in the process, between Planning and Zoning and we can't lower our standards by saying, well that's just how it's done; or that's how it's done in Delaware. If Delaware State law is dictating that this is how it's done, we have to take the fight to the State House. It has to be changed. It is not serving this town well and we can plan out the tuchus, but if we've still got this Planning and Zoning disconnect, we will pay the price time and time again. Thank you.

Hal Godwin: Thank you, Jeff. Someone else?

Virginia Weeks: I have a request. In this journey we're taking, if you would use the town website and maybe make a whole section Comprehensive Plan; it would have been nice to have the PLUS Review on the website, before we got here.

Robin Davis: It was on there.

Barry Goodinson: It was on there, Ginny.

Virginia Weeks: I apologize, I didn't see it and just put it all in the Comprehensive Plan section, so all the documents that we need to see are right there. Thank you.

Hal Godwin: I agree.

Don Mazzeo: The intent was to have that happen; there will be a specialized section of the website for the town that will be pertaining specifically and exclusively to the Comprehensive Plan Review.

Hal Godwin: Right. Okay.

Don Mazzeo: Any other comments, questions from...

John Oates, 115 Arch: Just one comment. In conjunction with what Jeff said regarding the rubber stamping; my limited experience, my wife and I have only been here four years, we've gone to Planning and Zoning meetings and it appears to us that they have the same issue; that their hands are tied on many occasions and they also are required to rubber stamp things that come in front of them. That's all I'll say on that topic. But that needs to be addressed, if it can be addressed via what we're trying to do here now.

Don Mazzeo: I'm not sure and help me out here, Hal, that issue is not germane, specific to the Comprehensive Plan.

Hal Godwin: It sounds like you're talking about process.

Don Mazzeo: Yes, which is independent of the Comprehensive Plan in its essence.

Barry Goodinson: I would say though, that... First of all, I've been on Planning and Zoning for about a year now and my experience has not been that there is this yin and yang relationship between Planning and Zoning and the Town Council; I would say that it's much less collaborative, unfortunately and so I would love to see it more collaborative and I think that the lack of collaboration is due to the fact that we don't have a shared vision for this town and I think that this process could really provide us with that shared vision. So if we do our job right and we go through this process and come out with something that's very specific and is part of the DNA of the town, of Planning and Zoning and of Town Council, we will know what our vision is and we're not going to have to be wondering what we're supposed to be doing. It's going to be intuitive and we will be working together, so I think that we've got to do our job right and detailed. I was reading in The Post this weekend that there was a review of a book about how Paris became Paris and they talked about how in 1606 a specific bridge was built and they made specific design choices about that bridge and suddenly it became a town that was amenable to walkers and it united both sides of the river and that one decision about that one design, suddenly changed the course of the city for the next however many years and I think that we have an opportunity to do the same thing, so I think that level of specificity is going to be really important through this process. So, come with your ideas and very detailed. Let's not talk in generalities and Jeff you made a point about kind of getting off topic. I think people won't get off topic, if they know that the thing they want to talk about is going to be talked about at another time. But if they don't have the assurance and if we don't have an agenda laid out before us for the next year, then they're going to be concerned that the thing they want to talk about is not going to be covered and they're going to start talking about it at an inopportune time. If we spell out the agenda well in advance, get people the surety that the things they want to talk about are going to be talked about, I think we can stay on focus.

Hal Godwin: Very good. Commissioner, I also think that what we've heard is that there might be some confusion among the townspeople as to how the process works. In some cases, an elected or an appointed body is required to do certain things that might not make sense to the average neighbor, such as, if a plan comes before you and it meets all of Code and it meets everything that your law says, they really don't have a whole lot of choice without being sued, so if the plan meets the code and it meets all the things the town requires in writing and they're not asking for a rezoning; then they're pretty much compelled to follow the rules, if you will. Now rezoning is entirely different, because that's a land use decision that will affect the entire area. There have been some lawsuits that were successful about rezoning, but usually, if a jurisdiction decides to rezone something in their jurisdiction and they've got a good basis for it and they have a good record of arguments that made sense and it fits their Comprehensive Plan, that's okay and is defensible; but rezoning is not a gimme, such as the sub-division is. If you bring a sub-division plan into the Planning and Zoning Commission and that plan meets all of the Town Code's requirements, they don't have a whole lot of choice, except to approve it, because it fits the system. But when those things happen, the public doesn't always understand how that happens and why it happened that way, so that may be what we're hearing, those kinds of situations. But it's good to explain to folks what the process is for the Planning and Zoning

Commission and how that differs from the Town Council, because then folks understand where the system has access for them to plug in. I heard someone mention earlier, I'm going to try and move this along a little bit; the item of affordable housing. There used to be an affordable housing plan in our Comprehensive Plan. Would anyone like to speak to how they envision that? The Town of Milton and I'm sure Jocelyn can back this up; the average income of a Miltonian has increased more than the population has. People who were born here 50 years ago, lived here comfortably on that income, but a lot of the folks that have moved into Milton because it's such a great place to live, are people of stronger means than that. That leaves affordable housing behind, when that happens; when a lot of influx comes into an area of people who are able to buy a little nicer home, or build a little nicer home, the next thing you know, the blue collar folks are having a hard time finding a place to live. But you need them to live here, because they have a life here to and they work in the community, raise their children, go to school, so they need to have a place too; so would you like to share some thoughts about how you envision affordable housing, Ellen? You want to get us on our feet again, right?

Ellen Passman, 305 Federal Street: Unfortunately I cannot quote chapter and verse as eloquently as one of Milton's great champions, Virginia Weeks, who I thank you for your fabulous vision and you know this town and I have always admired her vision. I did some property management in Washington, DC, the land of accelerated costs and they started doing developments in Rockville and it was the same kind of thing; at one time Rockville was very livable and then Rockville wasn't livable and the people who needed to service the industry were basically shut out. What they did is they did a development, which had not subsidized housing, but very affordable housing, FHA Housing. I think it's important for everyone to be able to live well and with dignity and I've also, being from Chicago, you don't have to put up the Robert Taylor Homes (I don't know if any of you know what that means), but it's pretty gruesome and they're gone now, but they created havoc in the City of Chicago. To me affordable housing does not have to be cheap, it does not have to be ugly, and it does not have to be architecturally condescending; you live in a piece of you know what and you live in a very nice home in Wagamon's. The world is embroiled in class warfare as it is; we certainly do not need to bring that home to here. So, if in fact, they meet all the Codes and you panicked me a little; do we not have some say over 88 seems a lot; how about 28?

Hal Godwin: Sure you have lots to say about that.

Ellen Passman: And how something looks and I will just finish this little speech with at 15 I was in my confirmation class and I was asked well who do you want to live next to you? You want blacks to live next to you? Do you want non-Jews to live next to you? Do you want Jews to live next to you? And we were all 15 years old and this was 1963, so we had all kinds of questions. And I thought about it and I said, I want someone who has the same values that I do. You've got a broom. It doesn't cost a lot. You treat your home with dignity, people who have more money than God, do not necessarily treat their homes or their neighborhoods with dignity; and sometimes we hate corporate America because all the stuff comes from the corporate mindset. Any company is defined by it's leaders and by it's vision. So we go back to saying, that is what we need. Affordable housing, well controlled, people who have an investment in this Town. We have all made a serious investment in this Town and no matter what your income, I expect everyone in this Town, if they're going to

live here and we present that, regardless of race, color, creed, religion or sexual preference all of which we do brilliantly in Milton; there are going to be boomers who can not live in Wagamon's and there will be young families who can not live in Cannery Village and we need to accommodate everyone and treat them all with dignity and that's all I have to say about that.

Virginia Weeks: Affordable housing vs. gentrification; it's always been a big problem. I'm sure we've all lived somewhere where our parent's lived, that we can no longer afford to live in. I mean that's a common thing. And we all want gentrification because we have values and we want those values met; we want to know that our next door neighbor's going to maintain his lawn. It doesn't have to be a botanical gardens, but if you cut the grass; and it would be nice if he put his garbage pail in at night, after it's been collected and I think that one of the things that we need to avoid in town is ghettoization or making more ghettos. We have something behind the Dollar Store, then we have Luther Gardens, and then we have something else. We have a lot of affordable housing. Are those people integrated into the Town? Not very much. Not very much. I don't know where they are. I don't know who they are. So my suggestion that one thing you might think about is do away with the Large Parcel Development and when you want extra density, you have to make so many units affordable and you have to pay the Town a premium price. Isn't that what the County does?

Hal Godwin: Yes.

Virginia Weeks: You get \$20,000 per extra density house and they have to put in so much affordable housing and I think that's a great idea. Thank you.

Hal Godwin: I can provide the documents with that plan, because I know that one. It mixes the community. The homes look like, if you drive in, you say WOW. I don't know if I can afford to live in here, or not, and you find out that 10% of them the price is fixed, so that everyone can live in that community. We've taken some criticism over that plan, but we also believe it works.

Virginia Weeks: I think it's something we should look at.

Hal Godwin: I agree.

Jeff Dailey, 211 Gristmill: I just want to add to that. We went through an experience where a builder/developer was proposing low income housing and it just made no sense to the vast majority of people who were aware of it, because the people couldn't get to the town and so at least the lower income housing that we have those people have access to stores; they can walk, etc. But the synergy and the integration of lower income housing to the town that exists and the town that going to grow, is vital. If there were a way that we could take the 50 or 60 odd lots throughout Milton proper, old Milton, that are vacant and assign those to low income housing, that's difficult. But if we could work with developer's to designate FHA and a price point for a buyer, this might be something that would fill those lots, fill our town, and bring people who are fully integrated into the ideology of neighborhood and small town, so that's something we might look at, as well.

Hal Godwin: I agree and I think that's very workable. It is possible to define what you want in a particular area and then it's also possible to find a builder who will work with you and explain to the builder, here's what we're trying to achieve in our town and look at some plans and work with these people and find a way to promote that particular product to be built on those empty lots and the fact that you're providing utilities and also services and



there's a tax bill for all of that, that all works together; that all comes together if you plan it right. I agree.

Jeff Dailey: This doesn't need to be in the record. We also have Town Codes, so that's going to ensure that everybody is maintaining their property but there's a good thing...

Hal Godwin: One thing that usually happens after a Comprehensive Plan has been overhauled, as we're going to do this one, the Town Council will get some recommendations from the plan, more than likely, for them to consider certain Code changes. Every town or county I've ever been involved with has done that. At the end of the Comprehensive Plan Review and Update, they say you know, we really need to change this and change that, because we'd like to see this kind of restaurant on our Main Street. We'd like to see this kind of home option available and they go to the Code with their attorney and they decide what needs to change; they discuss it in public with their Planning and Zoning Commission and then they adopt these new Codes; that's part of the Plan. The Comprehensive Plan is designed to cause the rethinking from the leaders. I think it will do that here. I think you're right.

Mark Quigley: I have a question now. Regarding the affordable housing with the County, they've already instituted this?

Hal Godwin: It's on the books. We have not had anybody build one yet, but we have had interest from developer's. We were on the edge of having a large one, or a significantly sized one come before us and then the economy stopped, back in 2008 or so, 2007 or 2008, but we do have one developer talking with our Planning Department now about a project that would offer this. This works best when the average price is up, like it was in 2005, 2006; because then you've got a market that's driving the lower price; you've got a profit margin up here that the developer can use to build this less expensive home or sell this home at cost, because we're giving him a density bonus. He can build more than two homes per acre, if he mixes in a certain percentage of these homes that he's probably selling at a loss or selling them at zero, at no appreciation. So, that works best when you have this high market. Since our market now hasn't recovered back to that high number, it's not as easy to make that work for the builder, but it's still available and I know we have one builder that's looking at it.

Mark Quigley: Are you aware of any of these projects or programs that have already happened in Delaware? Do you have any examples, I guess is what I'm asking?

Hal Godwin: There was one in New Castle County that an apartment complex was purchased by a developer and completely overhauled and the buildings gutted and refurbished and they were turned into condo's and sold to service the blue collar workers, they called it Work Force Housing; and it caught a lot of political flack after it was done. I know some of the folks that were involved in that and they'd like to do it again, but they need to make some adjustments. One of the things they say they're going to do is change the name from Work Force Housing to something else; the term Work Force Housing offended some group of people, but it did serve the need, because there were jobs available in this region of Wilmington; which is unusual; and there was no affordable housing for folks to live and that they could either have a short commute on the bus or walk to work; so that's why it was done that way. That's the only one I know of that was actually executed.

Don Mazzeo: And back in New Jersey, Mark, I was on the Planning and Zoning there, as well, and we implemented a process that allowed a developer/builder to come in and it was

on townhouses or condo's, I don't remember specifically; but as they were being designed, as you drove that complex you could not discern which unit was "low income housing" vs. a standard home that was being built at the time. So the inside might have had two bedrooms instead of four bedrooms; from the outside you would not see the difference and it worked very well.

Hal Godwin: One of the things that's not listed anywhere, that I would like to bring up that we think about, and that is I've heard many people in Milton talk about Economic Development and what a great center of town we have and how there are empty stores there and we'd like to see them refilled. I would suggest that we make that one of the issues that we deal with in the Comprehensive Plan and that is to try and get a sense from the folks who live here, what they'd like to see in the center of town; what we'll call the Town Center and then perhaps we can come up with some strategy that will help us get there, because I know that there's been many people working hard on this issue with limited results. Perhaps we can find a way to add that into the Comprehensive Plan as a sort of revitalization of downtown. That, too, might take some professional help. We might need some people. I do know of a fellow that does Urban Redevelopment. He's worked with me before and sometimes you have a fresh set of eyes come to the Town that you live in and they make a report back to you and you say gosh, I never thought of that. It makes so much sense, so we might want to take a look at that going through this Comprehensive Plan, as to how to bring some real meat back to the downtown. I will tell you, some of the restaurants and things that are downtown now, I think are encouraging. I think that when you drive through Milton, in the evening now, it seems to me there are more cars than there used to be 10 years ago, so I think there's more people coming to downtown. Anyway, it's just a thought. Maybe we can incorporate some element of encouraging the downtown, along with everything we talked about; residential; affordable housing; there's no reason why we can't put that in there.

Don Mazzeo: Actually that's one of the items on my list, is a redevelopment of both the downtown and the riverfront properties.

Hal Godwin: They go hand in hand.

Don Mazzeo: They go hand in hand, because if you're downtown you're on the riverfront; if you're on the riverfront, you better be downtown.

Hal Godwin: There's definitely a potential. Any town or municipality that has a river going through the middle, I think of San Antonio, Texas. What would San Antonio be without the riverfront? It's a lot different dimension, but the point is, it's a real asset to Milton and we really should try to find a way to maximize the benefit, so that we have a nice park. We have a couple of events every year on the river, but maybe we could do better with that. Another issue that we're going to have to deal with is an annexation plan. Now, I told you you have probably 1,300 lots that are buildable that are empty; well if you put two people in each house, there's double the population and I don't expect to see those lots filled up in the next 10 years, but the point is there maybe also opportunities for the town to consider annexation in some areas; so we need to think about if we were to annex around the town, how would we want the property used? Now's the time to think about that. To the northeast a lot of this is farmland preservation. It's always going to be a farm, so we're really not going to annex that, but to the south of town and the west and the north there are lands there that are undeveloped; some have been rezoned for other uses, but that may not

happen. It's been sitting there for several years now, but we really do need to give some thought to how would we use these lands if the property owner came to us and said I'd like to annex into the town? We shouldn't then say, oh gosh, what are we going to do with it? We should have a plan. We should say well, if these properties are annexed in, we think that should be a certain kind of residential; maybe some kind of commercial; or maybe a Light Industry; something, but have some thought go into how we would like to see it. You might not get the opportunity to do it, but you should have a plan in place, should the opportunity knock on your door someday. That's another thing that we need to talk about. How do we recommend these areas be annexed in? And if we have a plan, and show a growth zone, and we have a plan for how we think it should be used, the County will probably line up with you and the State will line up with you; say okay, we'll let you call the shots on that. My experience with Sussex County has been, if a town wants to annex something, we don't get in the way. In New Castle County it's the other way around. New Castle County does not want municipalities annexing, because they want to keep that tax base for themselves. Here, in Sussex County, the county government, I've never seen the county government object to an annexation. If you want to annex that piece in and zone it some special zoning that only Milton has, that's fine; we'll just stay back out of the way; so I think that's healthy and it gives us the opportunity to at least plan how we would grow, if we're given the opportunity to grow there. So that's something else you can think about.

Don Mazzeo: Hal, may I ask a question there? Would it be appropriate at this time then, or when we discuss that section, to talk about a Capital Improvements Program that will sustain our current level of services and look towards the future growth.

Hal Godwin: Absolutely.

Don Mazzeo: We don't have one at this point, I don't believe.

Hal Godwin: Right. If you're going to take those areas in, you're going to need to extend the infrastructure. Generally speaking, developer's are attracted to annex in because they want to get your utilities. They want your water and sewer. We don't offer electricity, but if you did, they would want your electricity. They'll want your services. It usually makes sense for them to build a home that they don't have to drill a well and put a septic tank in; because they know what the impact is going to be; the town's going to charge them X for water and Y for sewer and that's the Impact Fee; they'll put it in the price of the house. So, we need to think about that. We need to think about, do we want to annex and if we do, how do we recommend those properties be zoned, because you know if a builder comes in and says I want to annex this piece in, you have your rights to say if we annex that in, it's going to be zoned X, Y, Z residential. You can tell them. You don't have to ask for their cooperation. If you want to be that forward, you can say well we've planned on that being used as low density housing, if you wanted to annex it; that's how we've planned it. My point is you don't have to wait for the builder to come along, or the developer come along and say I want to annex this and here's my plan. Whoa. We'd be happy to talk to you about annexation, but it's going to be our plan that you work with and then you negotiate with the developer from that point.

Mark Quigley: I have another question. Regarding that tax base that the county was going to lose, why would they lose a tax base if a town annexes them in?

Hal Godwin: In New Castle County the County has to give back the cost of the services, so if Newark annexes in property, the property tax that's collected on that property, it doesn't

all go to the County anymore; the City then provides police, parks, library, etc. and essentially, if you live outside the city limits or inside your total tax load is the same. Whereas, here, you get annexed in, you get another layer added on which is that municipalities taxes, but believe me, the numbers here are still lower than they are up there. The difference is New Castle County doesn't want to give up that piece... they'll give up about half of their tax on that property when a town annexes in. They'll still be a County tax, only a lot smaller. Water and wastewater. I've read in the paper and I also have a chronology that I printed out that actually Mayor Newlands had given me back when he was in office, as to the chronology of some things that had been looked at and studied and reviewed in your town water system and I've read the papers lately and I know you have other concerns. We need to look at that real careful. The State is going to really require us to have a solid plan for drinking water and they don't get very forgiving about the quality of the water. So it's going to have to be a good supply and very potable, so we're going to have to have a good plan to go in this Comprehensive Plan about our drinking water system. I know the Town still owns their own drinking water system; while they may have some challenges in the future, if it's going to remain your system, we're going to have to think hard about that. That's going to be a capital commitment there.

Don Mazzeo: That's number 3 on my list.

Hal Godwin: Wastewater is also on there now.

Don Mazzeo: That's 3A.

Hal Godwin: Right. Whether that's in some folks' mind it's a good thing that you don't own it and some folks' think that it's not a good idea; but the point is, the fact is, that Tidewater owns the system and they're providing a service and we need to have them come weigh in and explain to us what their plans are for the next 10 years.

Steve Crawford, 216 Ridge Road: Does the plan then define how the town will execute improvements to the infrastructure, including financing?

Hal Godwin: We should try to do that. Yes. We should try to have a plan that shows that if we're going to grow to 5,000 people in 10 years and that's going to include annex here and annex there; how are we going to serve those people? Yes. We need to be able to show in the plan that we have a plan and that plan is that we're going to add a water tank, or we're going to drill a well, or we're going to do something to the sewer treatment, or whatever; and that we have a plan before we've met with the Delaware Office of Drinking Water and we've met with grant funding folks and we've got an idea of what it will cost and here are the sources of the funds, or we may have to raise taxes, or raise water fees; we need to show the arithmetic to get there.

Steve Crawford: And that's all defined in the plan?

Hal Godwin: We're going to try to put something in that meets that, yes.

Steve Crawford: Good. Thanks.

Hal Godwin: Sure. I'll tell you one thing while you're up on that subject. I know it's been a tradition in Milton; I don't know if you still carry this tradition or not, but the tradition used to be and it is in many other towns, that new growth should pay for itself. You have water rates and you have sewer rates and you're happy with those, where they are and if you grow, you shouldn't be taxed for the growth. I don't know if you still believe that way or not, but many towns do believe that. They think that if we're going to have another 2,000 people, they're the ones that should be picking up the larger bill for the cost of growth and

not the whole town.

Virginia Weeks: We believe that.

Hal Godwin: I thought so. So there are a number of ways to skin that financial cat is what I'm saying. One thing and I know Bridgeville uses this as a special tax district and the way they allowed in a large sub-division, was they gave them a different layer of tax; they said okay it's going to cost the town, I'll use a number \$10 million, to serve you with city services and you're building 800 homes. We're going to take that \$10 million, divide it up among 800 homes, amortize it over 10 years and it's going to come on your tax bill, as a special line item. You get your normal tax bill and then there's this other addition on there and in 10 years it will be paid off and we'll take it off there. That's how they did it in Bridgeville. Yes, Sir.

Elliot Whelan, 205 Heritage Boulevard: You do the same thing here. In Bridgeville, they take the bill and spread it out over 10 years. Here, when you buy a house, you get a sewer and water Impact Fee; you're paying that chunk when you settle on your house. So it's the same thing; it's one chunk vs. 10 years.

Hal Godwin: And some towns will tell you that they have encouraged the growth that they wanted by taking a very careful, analytical look at those Impact Fees and making them competitive, rather than not. I know that some towns who have experienced a lot of growth and it's been productive for them, they have really had to think hard about how to adjust their Impact Fees so they will attract new buyers. Then make sure that still is balanced with all the costs, as you said. That's another way to do it. Right. We're moving along a lot better than I thought we would. Transportation Plan. There are some comments in our PLUS Review about transportation. DelDOT didn't find much fault, but I can find some fault with DelDOT. I remember one of the challenges I had when I worked here was trying to get the trucks out of town. Every night, late at night, there were not just Mr. Reed, but there was another trucking company that went right through the middle of town, late at night and I went out and talked with them and Mr. Reed, by the way was very apologetic and he said I didn't know my guys were doing that. I'll put a stop to it tomorrow. I don't know how you're getting along with Mr. Reed today, I suspect you're getting along well with him, because he seemed very workable with me and he talked to his drivers and I never saw another Reed truck go down the center of town again. There was a lot of construction on one side of town in 2005 and there were cement mixers moving through here all the time with fresh cement for the floors and so forth; and they were rumbling through here at inconvenient times and I asked them not to do it and they stopped. First, before I did that on my own, I called my friends in DelDOT and didn't get very far. But I will say that I know DelDOT wants to be part of this plan and their mindset is they do want to be a neighbor; a good provider of state services and I know that Route 16 has a plan; since it's an evacuation route; there is a plan. I don't know when it's going to be built, that will upgrade your intersection with Union and 16 and also to improve the other intersection at Mulberry and 16. Both of those intersections need some improvement. I don't know when they plan to do it and with their financial status at this point, I wouldn't think it would be before the summer, but we do need to make points with them about that and Bobby Guyer who is one of their planners, has already agreed to come talk with us about DelDOT's plans; and Drew Boyce will probably be here too; he's the Director of Planning with DelDOT. We may get him here, as well. But you need to think about other issues. One of the issues they've mentioned to me at



the PLUS Hearing, was do we want to downgrade our acceptable traffic flow rating. Now, what that means is, there is A, B, C and D and I think there's an F; just like you get a report card for traffic impacts. What that means is an A traffic rating is where everybody is moving along at the speed limit, just like everybody is moving along fine, no problems; traffic is moving. That's A. F is you sat at this traffic light for 2 changes; now I can't get to the light. That's service level F. The only reason they brought that up was, if we see a large development coming, that we're going to embrace, they need to know do you want us to leave you at... I think we're at C now; the accepted traffic flow in Milton is a C level, which is moving with some congestion on some times. Do we want them to drop it to a D or an F; because here's why they want to know. When they're reviewing sub-divisions and plans for growth and they make comments, if they say it looks like it will be no problem for your town; that's because you've told the what service level is acceptable. So they're going to get back to you at sometime and say we've looked at this drawing of this new sub-division and I think that the impact from this development will not take you beyond your limits of what you consider to be satisfactory traffic flow. So they're going to want us to tell them if we want to leave it where it is or change it. We'll go over that with them, the night that they're here, but that's important because it helps you manage what is acceptable and what is not, coming from DelDOT. I don't know of anything else that's pressing with DelDOT in this area, except those two intersections are issues that I know are important to most people that live here. They need to be improved and widened and they need to have turning lanes, and stacking lanes, and all that kind of stuff. There may also be... did I hear somebody complain about not being able to get certain signage from DelDOT? Was it about having your neighborhood labeled? Like Cannery Village and an arrow or something like that?

Alex Donnan, 103 Pond Drive: We've had a project get signage to tell people what's here, for quite awhile. We've been working on it, it goes back a couple of years, actually. We wanted attraction signs which were supposed to be perimeter signs on the outskirts of town that said on it, in logo form, which is part of the sign law, what's here. For instance, the Museum was a key one. We were hoping for the Milton Theater, but that hasn't happened. But we had the Memorial, the Library, the fishing dock, the boat ramp, all those things; six items and we talked about it at Economic Development Committee and we all thought that those were attractions to us and there was nothing in the law that says well here's the way we define attractions; there's nothing in there that said that. So we went ahead with it and after five months they said no, we don't think those are attractions; but other signs could be used, but not our signs. So now we got shifted straight to DelDOT and maybe in a week, we'll have a proposal from DelDOT on brown (or round?) signs, which are more specific, but only have one item per sign, which causes a new set of problems. So, we're getting there, but it's slow like molasses. We've had to get an extension on the grant, because the grant's going to run out because we've been fiddling around with these agencies and just burned up our time of one year and that's really underway now, so I think maybe we'll get some progress now.

Hal Godwin: Well if you don't get to where you want to be, by the time we have DelDOT here, try to make a list, a shopping list of everything we want from DelDOT, so that we don't miss anything, because we only get their attention like this once every 10 years.

Jeff Dailey, 211 Gristmill Drive: I've spoken to the Chief; this was pointed out to me by a neighbor; north of town, coming into town, you have a speed limit sign out at Reynolds

Pond and you don't see a 35 mph speed limit sign, until you're right across from the entrance to Food Lion. If you come in on the other streets there's nothing. So a Town is only as good as it's various entryways and front doors and there's no heads up via speed limit signage that you're approaching a town. I know that it has been brought up that out by Mariner Middle School, instead of having patrol cars there, we could have the solar powered 25 mph, the check your speed kind of thing. So that, I think we need to look at that as a free bee to help define where our town begins and the fact that we are a town, law abiding citizens, etc. The other thing on signage, this was brought up and that was a commercial loop for Milton and the Comprehensive Plan I think this needs to be in the minutes and maybe revisited. If you're traveling east, as so many do, on 16 and you come up on the intersection of Mulberry and 16, that would be a perfect place for signage indicating such things as the Historic District, Milton Downtown, Dogfish Head Brewery. If you divert traffic down Mulberry Street, up to Union and then you can have folks continue straight and to the right to get to Dogfish Head; to the left onto Union and down into the downtown; what that would allow is a re-looping back to 16. Now in the meantime, hopefully those folks who have been diverted from 16 are parking and shopping and dining, so maybe we need to look at the traffic flow, because this is a perfect town to bypass, especially for 16 travelers; we've got to get a hook and get them in here.

Hal Godwin: Good idea. I know that DelDOT will have a traffic count numbers to share with us, as well, so you're right. We can ask them what the traffic count is in certain directions and they should have those numbers and we'll get tough on the whole sign thing. Tom Meyer is the guy that places signs and I know him personally and we'll get what we need there; I'm pretty sure. We can get his attention and hopefully get the signs that you need. Well we're winding down pretty close here. I know we're getting tired. If there's anybody else that has anything you want to add, let's get that on the microphone and get it on the tape, otherwise we'll adjourn until the 20<sup>th</sup>, which is a week from tomorrow and at that meeting we're going to have Lawrence Lank here to talk to us about the area around the town, that's in the County; how it's zoned; how it's been sub-divided; when it was done. He can also address issues as to how long those approvals are good for, if they expire and when, all those kinds of questions and Lawrence has a lot of respect for me. This man has been in the land use business for 40 years in this county and he pretty much has the county code embossed in his brain. He can spit out chapter and verse for you, but beyond that, he's a man who understands what affect land use has on life and how it's important to incorporate that into everything you plan. DelDOT will tell you the same thing. DelDOT loves towns and counties that plan their land use out in advance. It makes it easier for them to address the infrastructure, road needs, bridges, turns and all kinds of things like that, so DelDOT will be very anxious to be here and go through this with us, because it makes their job easier, as well. So is there anyone else?

Bob Howard, 270 Chandler Street: I thought I heard it before; I hope I hear it at the wrap-up, but that next meeting we know, next Tuesday what's going to be said. We've talked about a lot of subjects tonight and the need to talk about them and the possibility of perhaps more than four meetings to do this. I'm looking for a commitment that there will be a list on the website of the planned meetings and the topics that will be covered, so people could plan when they wanted to come. Thank you.

Don Mazzeo: That will happen, Mr. Howard.

Hal Godwin: Is there anyone else?

Elliot Whelan, 205 Heritage Boulevard: On the website is there the ability to have a blog area, so that people that can't come can add their comments or ask their questions in a conversation outside here, that then can be brought to the meeting, as part of the meeting, because not everybody's here to have ideas. You've got 30 or 40 people in here and 2,500-2,600 people that live in the town that aren't here; you're not getting a lot of input, other than the few people that are here; they might have a lot of expertise that we're not taking advantage of.

Don Mazzeo: I am not aware of anything that allows two-way conversations on our website, however, if after we finish this meeting I would impose upon our Mayor, perhaps we could set up something on the website as a place for questions to be dropped.

Elliot Whelan: That's what I'm looking for; people have questions and when one person has a question, then you've got two that read it, and you get three or four more questions and it starts growing from there.

Don Mazzeo: We will have to discuss that a little bit further than just for this meeting right now; but I think there should be something to that effect down the road.

Elliot Whelan: I understand.

Hal Godwin: Thank you. If no one else has anything, I'm going to turn this back over to the Chairman. Mr. Chairman, your meeting I believe is complete for this evening.

Don Mazzeo: Thank you, Hal, we appreciate your time and efforts and Jocelyn. At this time, do we have any other commentary, questions from Commission members and... please Barry go ahead.

Barry Goodinson: It's related to the posting of the schedule, so I hope that we can nail down what the schedule is; add additional meetings and then schedule that out; but also I wanted to volunteer to work on sort of leading up the kind of PR piece of this; so sending out Press Releases; drafting things for local media; if we have some money available to maybe do banners or yard signs to kind of advertise the meetings that they're coming up; kind of like when they had those town discussions; just saying a meeting is taking place this weekend, at the Library, or whatever; crafting messages that can then be distributed through the email chains that we know exist in town, so that way everyone knows and is kind of reading the same thing and singing from the same hymnal; so I'm happy to kind of take the lead on getting that stuff out.

Don Mazzeo: Right now we do have three meetings already scheduled.

Barry Goodinson: Four with the additional one.

Don Mazzeo: Four being next Tuesday is our fourth new meeting, we'll call it. We don't have a specific time yet, designated for the one on Saturday; I'll have to defer to Robin at this point. I'm not sure we have a timeframe, or a location for that one.

Robin Davis: Well actually I think it's July 12<sup>th</sup> and I think there might be a conflict with something, a town activity going on.

Don Mazzeo: It is. I believe that's the Garden Club House Tour.

Robin Davis: So there was some suggestion from some of the resident's that maybe that get changed, because that would be a conflict.

Don Mazzeo: We'll have to pull out our calendars to verify it, because I know we kind of looked ahead at our last meeting to come up with these dates and we did not know of that conflict at the time.

Robin Davis: Correct.

Don Mazzeo: Unfortunately. It would either be the Saturday before which is 4<sup>th</sup> of July weekend, which is probably not practical; and the following one I'm not sure what's available and what else maybe going on.

Robin Davis: It could be possible since it's July, if we just think about it and on the 20<sup>th</sup> when we come back, come up with a new date.

Don Mazzeo: The intent, however, is still to make it a Saturday, so that we have the options of other folks, in town, who are working, can't make a meeting, so they can come to this one. Additionally we have a Wednesday that will be a midday meeting. I believe we suggested 1:00 or 2:00; I don't know if we nailed that down, but for the very same reason; we want more input. We're also not inviting, we're encouraging these folks to come and to your point, Barry, we can get some PR out to that effect. So we'll have on our agenda for the meeting of next week, to establish a new July Saturday date.

Robin Davis: That's correct.

Mark Quigley: I have another question. When we come across issues we're not sure of, especially new items, sometimes we'll defer to Georgetown or even Lewes. Is there availability to bring some of that information in?

Hal Godwin: Oh yes.

Mark Quigley: When we do have these meetings. This way we can see what they're doing, what Lewes is doing, Georgetown and then...

Hal Godwin: We've got Georgetown right here. One thing I was going to suggest Mr. Chairman is that if you want, we can sit down and try to schedule what subject we're going to have the experts here for and for what meetings? I can work on getting those folks here because I have folks that are involved in the State and University and stuff and they're willing to come; they simply need to know when; so if we can sit down and map out well this meeting we're going to have folks from DelDOT. That will be 2 or 3 people from their Planning Department and we'll talk about highways. Then another night we're going to do utilities and we'll have someone here from Tidewater and we'll have our water committee or someone from that group come. And we'll try to focus on an issue, like it was suggested, I think it was a great idea on the schedule, in advance. If we do it that way and try to stay to that subject, I think we would get a real thorough analysis of what we want to put in the plan and have them help us. So I'd be happy to work with you on that after we get done here, sometime soon.

Don Mazzeo: That will be outside of the scope of this meeting to set that up?

Hal Godwin: Sure. And Mark, to answer your question, most of the other towns would be delighted to come share things. I know some of the folks in Lewes. I know the outgoing Mayor in Lewes, real well and Georgetown... that would be no problem. I also should tell you that State Planning couldn't be here tonight, but they do plan to be at most of our public hearings. There will be someone here from the State Planning Office; because they have an investment in this too. They want to make sure it's done right the first time and it gets through all the approvals and we get everything in the Plan we need to have in the Plan. I think you'll see someone here from State Planning in the future.

Don Mazzeo: We welcome them.

Hal Godwin: If you want me to try and set up a time when we have other towns, let's talk about that and we'll work that out.

Don Mazzeo: Very good. Excellent. As far as the very next meeting, we've already discussed, we're going to have the surrounding areas with the County Planner being here. Be prepared to bring any questions that you have. Again, Barry, we can work on that; set it out on the website. That could be put up almost immediately. I would like to start looking at the June 9<sup>th</sup> meeting, because that's only 2-1/2, 3 weeks out now. It's around the corner and do we have a specific topic that we have heard this evening that somebody would like to present as the agenda item?

Hal Godwin: I can tell you on the environmental side I probably have at least two, if not three experts from the State or the University of Delaware who would love... they love this stuff; they'd love to come share with you, so we can have Ed Lewandowski and Susan Love and maybe somebody from Drinking Water all come to the same meeting. Trying to squeeze three into two hours, you might get more from them, than you'll get questions.

Don Mazzeo: Is that a practical option for having three individuals in the same evening. We're going to focus. I understand.

Hal Godwin: One issue, it might be best to try and do it that way and look, if we have two hours and they take up all the time, then we'll make the next meeting where we'll ask questions or we'll discuss it or whatever.

Lynn Ekelund: I would be really interested in DelDOT and in Tidewater for the next two.

Hal Godwin: Okay, if you want, we'll make June 9<sup>th</sup> DelDOT; I'll check with my friends in DelDOT tomorrow so they can make that meeting. I would expect two from DelDOT; they'll both be singing the same music.

Don Mazzeo: Alright.

Barry Goodinson: Just a question. So what would the announced topic be? I don't want the topics to be organized around existing bureaucracies, I want them to be organized around people's dreams and passions, so if the bureaucracies fit into it, that's great, but I don't want it to be like this is DelDOT night and this is whatever... that's not going to get people excited and thinking and dreaming about the stuff they want to talk about.

Hal Godwin: You could title it that our primary discussion will be about transportation and infrastructure in Milton. Then you leave the word DelDOT out of it; they'll think we're going to discuss the transportation part of our Comprehensive Plan.

Barry Goodinson: Alright.

Don Mazzeo: I hear Barry's voice, as well. Is that going to draw the people in?

Hal Godwin: I understand you guys don't want to stay on a narrow track and that's going to happen. You're going to have folks come to the mic and talk about some intersection and that's going to wind up into a police issue. Then they're going to be talking about zoning things. You're right. They'll go off, but if that's where their mind is going, you have to let that happen to some degree, so the folks can get everything out that they've been thinking about.

Don Mazzeo: What if we do the DelDOT/Infrastructure combination...

Hal Godwin: Monday night, the 9<sup>th</sup>.

Don Mazzeo: Monday, June 9<sup>th</sup>, 6:30 in the library, as we are this evening.

Hal Godwin: If I can't arrange those folks from DelDOT I'll call you immediately.

Don Mazzeo: Then I'll get a hold of Barry and we'll work that through and we'll get a PR statement going out on the website and/or elsewhere. Are there any packets of information or bills going out from the town coming up, like in the next month or two? No? Okay.



That's unfortunate, we could have added something into the water bill or something that says here's what's coming up, because I don't want to incur a separate mailing specific to let folks know.

Hal Godwin: You could possibly have a press release that you give to the press, as though it's a Public Service Announcement and that might get in the paper as a Public Service Announcement; rather than having to pay for it.

Don Mazzeo: We can do a PSA. We have a wordsmith right here; it will work nice.

Barry Goodinson: I'm not talking about doing paid advertising, but sending a press release out to have a news story picked up, yes.

Hal Godwin: I don't know if you're allowed to do this or not, but could you put something on the front door of Town Hall that says Comprehensive Plan Meetings, go to our website, or www...

Barry Goodinson: I don't see why not.

Don Mazzeo: We also post meetings on our buildings now, so it would just be one more and make it bigger.

Hal Godwin: It would be a way to get as a drive by contact.

Don Mazzeo: Again, our intent is to get as many folks, from town, here participating. It's not our Plan, it's The Plan. It's everybody's.

Hal Godwin: Exactly.

Don Mazzeo: And the more impact we have, the better it is. Elliot, come on up. Your wife says you can't talk anymore tonight.

Elliot Whelan: The reality is most people that come through town are driving through town and not seeing what's up on the Town Hall, that little bulletin board there. Would it be possible, if we're doing a Comprehensive Plan to have an advertising campaign that says be part of the future of Milton meetings and have see our website at www... and have a banner at the four entrances of the town as people come in and out of town, they would see it and then go to that.

Barry Goodinson: That's what I had in mind, that it would be a multi-pronged thing. That it would be sort of a permanent sign that would be downtown, talking about the plan generally, specific signage that would talk about individual meetings that we're having; in addition to press releases; in addition to social media stuff. Hitting people wherever we can, because just sending out a press advisory or posting it, like we do the regular Town Council meetings or Planning and Zoning meetings, that gets a narrow sliver and we need to go to wherever people happen to be.

Don Mazzeo: Perhaps we could use the backside of the banner that's being stored over at Public Works, maybe. This is just a thought. There's got to be a banner that's been thrown off to the side because we no longer utilize it; maybe we could get it reworked and throw it out there and say Comprehensive Plans are in process. Put it up between two telephone polls, across Federal Street.

Robin Davis: We have to be a little tactful when we do that. I don't know... the Fire Department on their sign, the gentleman that opens the Cooker Square; he's always been willing to put up some information for the town.

Don Mazzeo: And perhaps the sign company right on Lavinia, as well.

Robin Davis: That's true. They just have to be asked. That's all. All they can do is tell you no.

Don Mazzeo: Okay, Barry, you've got three ideas.

Barry Goodinson: We've been told no before, so happy to hear it again.

Robin Davis: And that would cover a good area; it would be Front Street, 16, and Lavinia Street.

Don Mazzeo: And of course the website being what it is. Any other comments, questions, concerns this evening from the Commission? We have our marching orders, Barry? I have marching orders with Hal.

6. Business – Discussion and possible vote on the following items:
  - a. Review and update of Town of Milton's Comprehensive Plan

7. Adjournment

Don Mazzeo: I need a motion to adjourn.

Lynn Ekelund: Motion to adjourn.

Barry Goodinson: Second.

Don Mazzeo: All those in favor say aye. Opposed. Motion is carried. Meeting ended at 8:39 p.m. Thank you very much, all who have attended this evening and pass the word to your neighbor's and friends, even your enemies.